





HOUSE & SON

House & Son are delighted to offer for sale this charming, extended character detached house in arguably one of the best tree-lined roads in Bournemouth, "The Grove", Moordown. Guide price £425,000- £440,000 Freehold. The local area offers something for everyone, from a Recreational park at Redhill, The Stour Nature Reserve for river walks, excellent schools for both primary and secondary pupils, high street shopping at Winton Banks, whilst Castlepoint is but a short journey and good road travel links to further afield.

The accommodation is well planned with an easy flow throughout, with a spacious Entrance hallway, Ground floor WC, a 23ft living room to rear with direct access onto the private and non overlooked South Easterly rear garden. Further accommodation of a modern fitted Kitchen, Breakfast room, separate Lounge/work from home with a feature open hearth fireplace, three first-floor bedrooms, modern bathroom and separate WC.

Externally, the rear garden enjoys a private, non-overlooked position, being South Easterly, lawned with mature borders and an inviting "wrap around timber decking area" for relaxing and entertainment.

The front garden is easy maintenance, as arranged for additional parking. There is a driveway to the side, enabling parking for several cars, leading to the carport/ garage. A really lovely home with Motivated Sellers who have already found their next home- not to be missed- Highly Recommended.

ENTRANCE HALL

15' 2" x 6' 0" (4.62m x 1.83m)

Inviting Hallway with all principal rooms leading off. Oakwood effect flooring, decorative radiator cover. Picture rail. A bright and airy reception space.



GROUND FLOOR CLOAKROOM

A modern classic suite finished in white comprising of one low-level WC and heritage-style pedestal wash hand basin. Obscure double-glazed window to the side. Oakwood effect floor covering.

LIVING ROOM

23' 8" x 10' 5" max(7.21m x 3.18m) Overall Room Dimensions.

A versatile space for the modern-day to-day living. The current arrangement is with casual lounging/children's play area and informal dining. This feature living room has double-glazed French doors to the rear with direct access onto the non-overlooked South Easterly lawned rear garden. (Within this living space are two radiators and a media point).

LOUNGE/ WORK FROM HOME

12' 10" max into bay x 12' 1" (3.91m x 3.68m)

A well-proportioned room with a deep double-glazed bay window to the front overlooking the tree-lined road. Feature Open Hearth Fireplace. Radiator. Picture Rail. This room enjoys a charming westerly aspect.

KITCHEN BREAKFAST ROOM

14ft 9" x 7ft 5"

A bright sunny room with dual aspect double-glazed windows affording views over the private south easterly aspect - non-overlooked garden. The kitchen cabinets are finished in a "Soft White" colour. One and a half bowl stainless steel sink unit with a drainer to one side, mixer tap over. Eye-level cabinets with under-pelmet lighting, several eye-level cabinets with glass front displays. Complimenting fitted base units incorporating drawers. Roll top worksurfaces over. Part tiled walls. Inset 4-ring gas hob, single combination electric oven under and chimney-style



cooker filter-hood over. Space and plumbing for dishwasher and washing machine, space for fridge freezer. Provision for a Bistro table and chair set. Double-glazed door access onto the rear garden.(Gas fired Boiler is located in within the kitchen).

STAIRS TO FIRST FLOOR LANDING

Accessed from the entrance hall. Newel posts and an exposed wooden handrail. stairs returning to the first floor. A good-sized area with all rooms accessed from this reception landing. Obscure double-glazed window to the side. Picture







rail.

BEDROOM ONE

13ft' 8" max into bay x 11' 3" (4.17m x 3.43m)

A westerly aspect room with an abundance of natural light, and a view of the tree-lined road. Feature wall decoration. Radiator. Picture rail.

BEDROOM TWO

12' 4" x 10' 6" (3.76m x 3.2m)

Double-glazed window to the rear overlooking the private and non-overlooked rear garden. Picture rail. Radiator. Closet housing a hot water cylinder and fitted immersion.

BEDROOM THREE

8' 3" x 6' 10" max. into bay (2.51m x 2.08m)

Deep double-glazed bay window to the front, overlooking the tree-lined road of "The Grove". Westerly aspect. Picture rail and radiator.

BATHROOM

Family bathroom, modern 3-piece suite. Shaped bath with a shower screen to the side, Bath filler mixer tap, and a thermos "t" bar separate shower over. Tiled walls. Pedestal hand wash basin. Heated towel rail. Obscure double-glazed window to the rear.

SEPARATE WC

Obscure double-glazed window to the side. Modern low-level WC.

DRIVEWAY

Dual opening gates, driveway leading up to carport/garage.

OUTSIDE FRONT

Redbrick front boundary wall. Raised flowerbed. The

remaining garden is additional forecourt parking. Pathway to the front door.

CARPORT/GARAGE

Attached to the side of the property. Useful storage and access via the rear personnel door into the rear garden. Power and lighting.

REAR GARDEN

A private and Non-Overlooked South Easterly Aspect private garden. There is a good-sized feature wrap around the Timber Decking area, ideal for a large table and chair set/alfresco dining or simply relaxing.

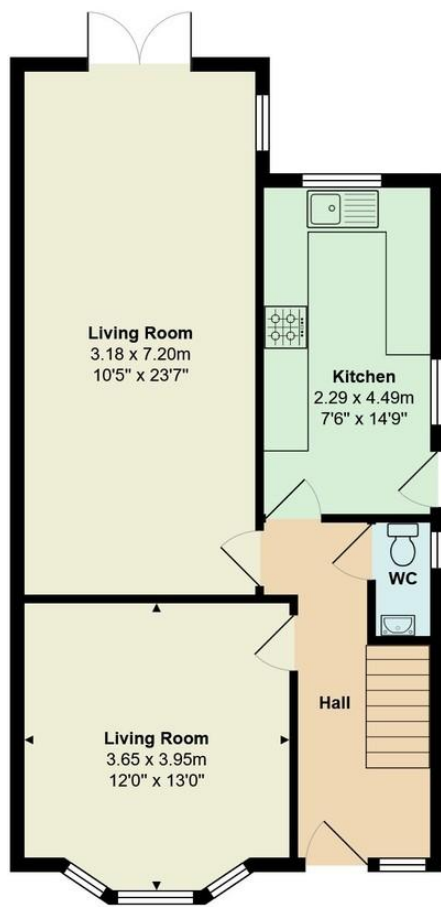
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

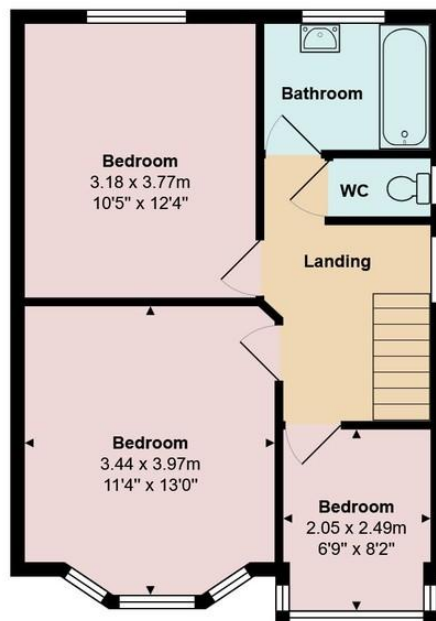
Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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Ground Floor



1st Floor



113 The Grove BOURNEMOUTH BH9 2TZ	Energy rating	Valid until:	25 September 2035
	D	Certificate number:	0217-1204-4205-7570-0204

Property type	Detached house
Total floor area	102 square metres